

Housing Authority of the City of Long Beach **HAP CHECK NEWS**

January 2005
Volume 10, Issue 1

Dear Landlords,

You should be getting this on the first of the year if all goes right, so let me wish you Happy New Year. This last one has been a tough year for the Housing Authority, so I hope the new one is better. As I write this, we are still waiting for our appropriations to roll out, and I am hoping for the best.

On a practical note, a couple of months ago a property owner was complaining that in order to access the Housing Authority's database to list an available property for rent, the landlord would have to input his or her social security number, and he noted that ours was not a secure site. So we had the system upgraded so that now, to access the system, you simply enter your last name and the last four digits of your social security number. That ought to make the system safer.

I want you to know as well that we have had a change in clerical assistants at our inspection desk. You all have spoken with Ruth Pryor in the past, so you should know that Ruth has moved on to another section of our agency, and her old position is now being filled with a temporary employee. I am telling you this so you won't be surprised when you don't get Ruth when you call in, and to let you know that our new person is learning the system. The Inspections process is complicated. We do about 53 inspections a day, and we have to intersperse inspections of previously vacant units, annual inspections, and reinspections of failed units. On top of those regular inspections, Chris Randolph, the supervisor of inspection



Inspections Coordinator Chris Randolph reviews procedures with new employee, Debbi Brown.

unit, is required to perform a number of what HUD calls Quality Control Inspections. All of these inspections have to be scheduled, routed, and performed. Following the inspections, the files must be notated and letters sent to tenants and landlords, as necessary. It's all quite a process and I think our team does a good job of keeping up with the demand.

Again, Happy New Year! I hope we can continue to work together into the future.

Sincerely,

Lawrence D. Triesch
Deputy Executive Director





New Owner Orientation

New and existing owners are welcome to join us for a workshop designed to provide landlords with information about Section 8 rules and regulations and various Housing Authority processes and procedures. Mark your calendar and plan to attend on:

Date: Wednesday, February 9, 2005
Wednesday, May 11, 2005
Wednesday, August 10, 2005
Wednesday, November 9, 2005

Place: Long Beach Housing Authority
521 E. 4th St.
Long Beach, CA 90802

Time: 4:00 P.M. to 6:00 P.M.

Seating is Limited, so please RSVP by calling Karen Merritt at (562) 570-6880.



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